

Water Environment Limited  
 6 Coppergate Mews  
 Brighton Road  
 Surbiton  
 London  
 KT6 5NE

Tel: 020 8545 9720

[www.WaterEnvironment.co.uk](http://www.WaterEnvironment.co.uk)

|                                   |                                 |                                                         |           |                                                             |      |      |      |
|-----------------------------------|---------------------------------|---------------------------------------------------------|-----------|-------------------------------------------------------------|------|------|------|
| PROJECT                           | The Priory, Pease House Hitchin |                                                         | CLIENT    | Metric and Maker                                            |      |      |      |
| TITLE                             | Flood Risk Assessment           |                                                         | REFERENCE | 25079-FRA-TN-01                                             |      | P01  |      |
| AUTHOR                            |                                 | CHECKER                                                 |           | APPROVER                                                    |      |      |      |
| Eleanor Benson<br>BSc (Geography) |                                 | David Mardon<br>MSc Eng, BSc Eng, (Civil)<br>CEng, MICE |           | Tony Clothier<br>PhD, BSc Eng, (Civil)<br>CEng, CEnv, C.WEM |      |      |      |
| REV                               | COMMENTS                        |                                                         |           | DATE                                                        | AUTH | CHKR | APPR |
| C01                               | Issue                           |                                                         |           | 20/10/2025                                                  | EB   | DM   | TC   |

## 1 Introduction

- 1.1 Water Environment was commissioned by Metric and Maker to prepare a Flood Risk Assessment for the proposed development at Pease House, The Priory, Hitchin, SG5 2DL. The site is located within the jurisdiction of North Hertfordshire District Council (NHDC), with Hertfordshire County Council (HCC) fulfilling the role of Lead Local Flood Authority (LLFA).
- 1.2 The GOV.UK Flood Map for Planning<sup>1</sup> shows the site to lie within a Flood Zone 1. However, the site lies within an area with a high annual chance of surface water flooding, and therefore, a Flood Risk Assessment is required to support a planning application on the site.
- 1.3 This document has been prepared with due consideration of the National Planning Policy Framework<sup>2</sup> (NPPF), the latest Planning Practice Guidance for Flood Risk and Coastal Change<sup>3</sup> (PPG), the planning guidance that governs flood risk considerations for prior approval applications<sup>4</sup> and the Environment Agency's FRA guidance. In addition, this FRA will address local requirements for planning, including the North Hertfordshire Plan Policy NE7: Reducing flood risk.

## 2 Site context and proposed development

- 2.1 The building within the application site extent is known as Pease House, which is currently occupied as a three storey commercial office building.
- 2.2 The River Hiz is located approximately 35 m to the south east of the site.

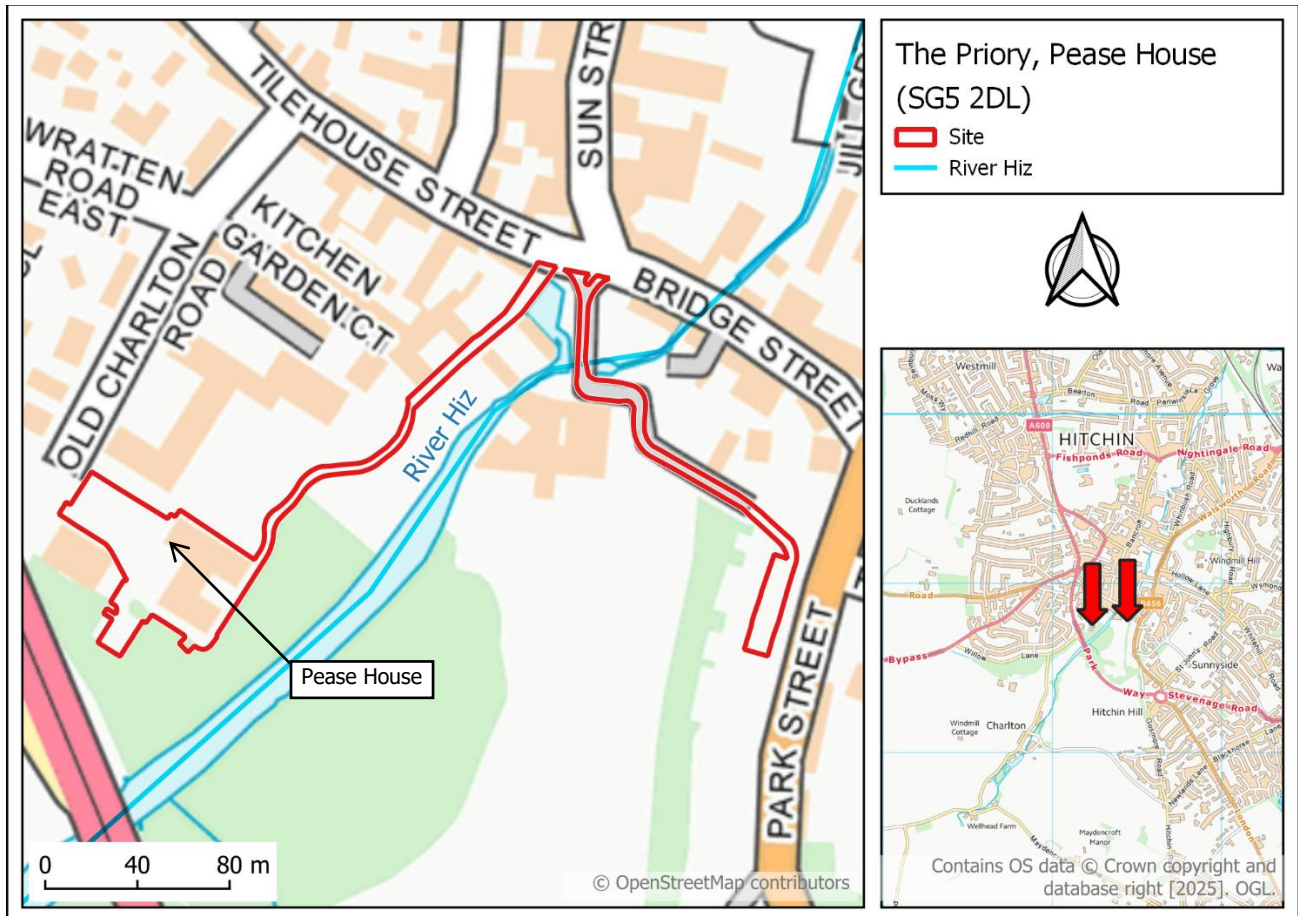
<sup>1</sup> Available at: <https://flood-map-for-planning.service.gov.uk/> [Accessed: 16/10/2025]

<sup>2</sup> Ministry of Housing, Communities and Local Government. Updated National Planning Policy Framework, Updated February 2025

<sup>3</sup> Ministry of Housing, Communities and Local Government. Planning Practice Guidance: Flood risk and coastal change, Updated September 2025

<sup>4</sup> Criterion MA.2(c) of Class MA, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)

2.3 The location of the site in relation to the surrounding area is shown in Figure 1.



**Figure 1: Site location**

- 2.4 The western site extent includes the building is accessed to the west off an entrance from the car park at the end of Old Charlton Road, and to the north from Tile House Street/Bridge Street. The eastern site extends off Tile House Street/Bridge Street extends to the existing parking adjacent to Park Street.
- 2.5 A topographic survey of the site was undertaken by Survey Solutions in May 2024.
- 2.6 The existing and proposed development drawings are included in the appendix of this technical note.
- 2.7 The development proposals are for the change of use of Pease House, from the existing commercial use (offices), into 27 residential units. The proposed development extends across the existing ground, first and second floors of the building. The building does not include a basement level.
- 2.8 The existing building has three entrances: the main entrance lobby along the north-eastern side of the building, the primary fire escape entrance off the stairwell along the south-western side of the building, and a smaller second fire escape door along the south-eastern side of the building.
- 2.9 The internal ground floor level FFL of the building varies from 65.50 m AOD at the southern fire escape entrance to the building to 65.53 m AOD at the northern main entrance to the building. No changes to the internal finished floor levels (FFLs) are proposed.
- 2.10 No external changes are proposed to the landscaping, access road or parking within the site extents. The additional site extents were included to accommodate the parking needs for the development.
- 2.11 An interrogation of the topographic survey indicates that:

- External ground levels along the western side of the building fall from 66.41 m AOD on the footpath at the northern corner of the building to 65.45 m AOD at the western corner of the building.
  - External Ground levels fall from 65.45 m AOD (at the western corner) to 64.76 m AOD (at the southern corner) along the south-eastern side of the building.
  - External ground levels along the south-eastern side of the building vary from 64.76 m AOD (at the southern corner) to 64.70 m AOD (at the eastern corner) along the south-western side of the building. Ground levels rise to 65.31 m AOD in the cut-out section of the building footprint.
  - External ground levels along the north-eastern side of the building fall from 66.40 m AOD (at the northern corner) to 65.40 m AOD at the main building entrance, and fall to 64.80 m AOD (at the eastern corner).
- 2.12 The application site rises to 69.10 m AOD at the entrance off the car park at the end of Old Charlton Road. The driveway from the entrance to Pease House falls from 69.10 m AOD to 65.56 m AOD at the western corner of the building.
- 2.13 Outside the site boundary, the road level at the southern end of Old Charlton Road, at the entrance to the car park, is at 69.18 m AOD. Ground level in the external car park fall from 69.18 m AOD to 69.00 m AOD at the southern end.

### **3 Assessment of flood risk**

- 3.1 In assessing the risk of flooding to the site, the Hertfordshire County Council Strategic Flood Risk Assessment<sup>5</sup> (SFRA) has been reviewed along with the latest Environment Agency Data.
- 3.2 As the application is primarily focussed on the application for changing the office use of the building to residential and no external works are proposed, the assessment of flood risk is focussed on the building itself.

#### **History of flooding**

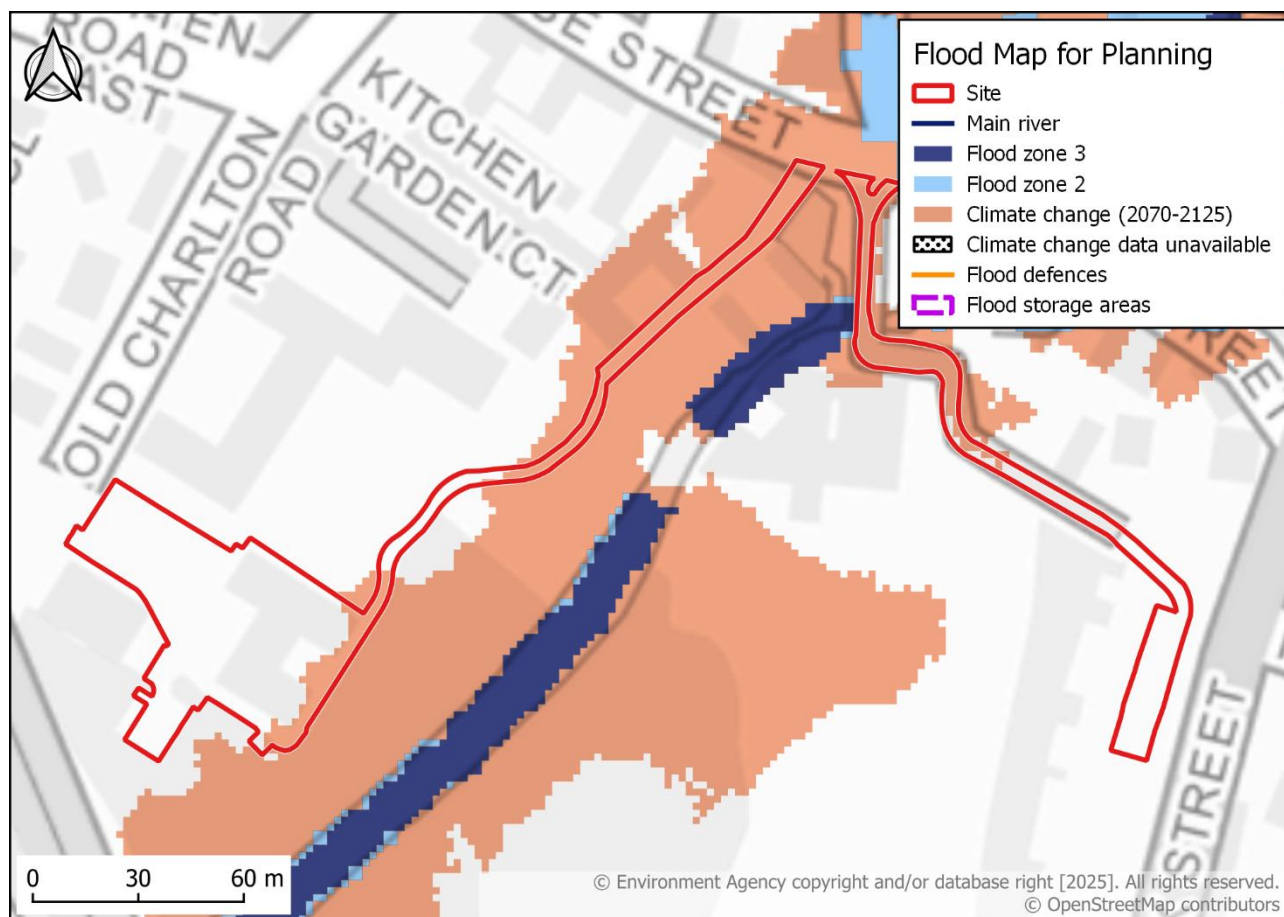
- 3.3 The Environment Agency Historic Flood Extent Map shows the site to lie outside of all previously recorded flood extents.
- 3.4 No further records of flooding at the site or the surrounding area have been identified.

#### **Risk of flooding from rivers and the sea**

- 3.5 The Environment Agency Flood Map for Planning, presented in Figure 2, shows the site is located within present-day Flood Zone 1. Flood Zones 2 and 3 are closely constrained around the channel of the River Hiz, located 35 m to the south of the site.
- 3.6 At this location, Flood Zone 1 is defined as land having less than 0.1% annual probability of fluvial flooding. Typically, the site would therefore be considered to be at low risk of fluvial flooding. However, when taking climate change into account, the future (2070-2125) Flood Zone 3 is shown to extend to the existing Pease House building, as well as across Tile House Street/Bridge Street and the access routes to the road.
- 3.7 The site is therefore at potential risk of fluvial flooding, which has been assessed in further detail.

---

<sup>5</sup> Hertfordshire County Council Level Strategic Flood Risk Assessment, July 2022



**Figure 2: Flood Map for Planning**

### *Climate change allowances*

- 3.8 It is a requirement of the NPPF that climate change allowances over the lifetime of the development is included in the analysis of flood risk. Projected climate change is likely to result in increased flooding from rivers due to increased intensity and frequency of extreme rainfall events. Therefore, climate change allowances have been included as part of this flood risk assessment. The PPG defined the 'design' events for developments at risk of fluvial flooding as the 1% AEP event, plus an appropriate allowance for climate change.
- 3.9 Climate change allowances were defined in May 2022 and are presented within the Environment Agency's 'Flood risk assessments: climate change allowances' available on the GOV.UK website. Management catchment allowances from the peak river flow map should be used for the epoch most appropriate for the lifetime of the proposed development. The lifetime of residential developments is usually considered to be 100 years; therefore, the allowance for the 2080s epoch will be used to assess the fluvial flood risk.
- 3.10 The site lies within the Upper and Bedford Ouse Management Catchment. The climate change allowances for the Upper and Bedford Ouse Management Catchment are presented in Table 1.

**Table 1: Upper and Bedford Ouse Management Catchment climate change allowances**

| Epoch        | Allowance Category |        |       |
|--------------|--------------------|--------|-------|
|              | Central            | Higher | Upper |
| <b>2020s</b> | 5%                 | 10%    | 24%   |
| <b>2050s</b> | 4%                 | 11%    | 30%   |
| <b>2080s</b> | 19%                | 30%    | 58%   |

3.11 The design flood event is therefore the 1% AEP event, plus a 19% uplift for climate change.

#### *Flood defences*

3.12 The site does not benefit from the protection of any flood defences.

#### *Modelled flood levels*

3.13 The Environment Agency provided outputs from the "Ivel Project Model (2019)", which is assumed to be the latest available data for the site.

3.14 Data included modelled flood extents and 1D in-channel flood levels for a range of return periods and climate change scenarios. Data was not provided for the relevant 19% climate change uplift; the 25% uplift, provided within the model data, has therefore been assessed as the design event.

3.15 The site is shown to lie outside of all modelled flood extents up to the 0.1% AEP event, including the design (1% AEP plus 25% climate change) event.

3.16 The modelled 1D in-channel flood level for the design (1% AEP plus 25% climate change) was 63.75 m AOD. This level is approximately 1 m lower than the minimum surveyed levels surrounding the building.

#### *Summary Assessment*

3.17 If the latest EA modelled information (Ivel Project Model 2019) is considered, then the application site should not be considered at risk of (fluvial/river) flooding from the River Hiz.

3.18 The climate change river flooding extent shown by the EA on the Flood Map for Planning is based on updated national modelling that is not available for review. While the floodplain extent is shown to potentially reach the building footprint, cross-referencing the edge of the flooding with the EA LIDAR data suggests a peak flood water level of 65.05 m AOD.

3.19 The internal FFL of the building is at a minimum of 65.50 m AOD, at least 450 mm higher than the estimated worst case 1% AEP plus climate change level.

3.20 The proposed internal changes to the building are therefore not considered to be at risk of fluvial flooding across the entire lifetime of the proposed development.

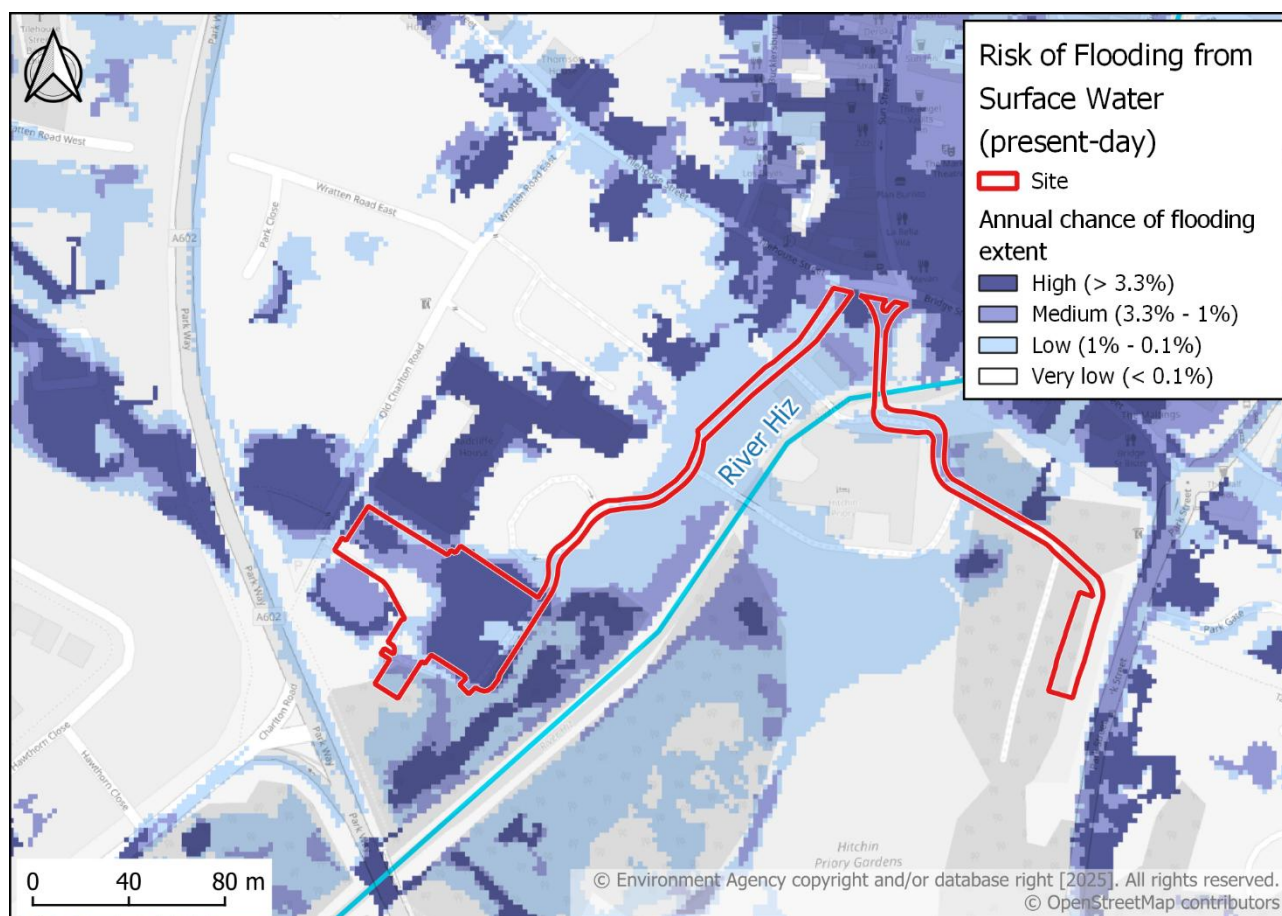
3.21 In the event of a fluvial flood event the access from Tile House Street/Bridge Street would be flooded, therefore safe access to Old Charlton Road would be via the site vehicular access or the offsite pedestrian access through the adjacent Radcliff House to the north.

## Risk of flooding from surface water

- 3.22 Flooding from surface water can occur following intense local rainfall events when floodwater is unable to infiltrate into the ground or discharge into natural or artificial drainage infrastructure. In an urban environment, the risk of flooding from surface water and overloaded sewers are closely related, and both are included in the relevant surface water flooding datasets. Flood water subsequently follows the topography of the local area. Surface water events are typically of a short duration but can be severe.
- 3.23 The GOV.UK long-term flood risk mapping includes the risk of surface water flooding. These maps are a useful tool in assessing the extent and frequency of flooding in a general area, but do come with a caveat that they should not be used at the property level. Therefore, engineering judgement is required when using these maps for site-specific assessment.

### *Environment Agency RoFSW Maps*

- 3.24 The Environment Agency Risk of Flooding from Surface Water (RoFSW) extent map for the site and surrounding area is presented in Figure 3. These maps were updated in January 2025 with outputs from improved national modelling from the Environment Agency.
- 3.25 The dark blue shaded areas show locations with a high chance of surface water flooding, which have a greater than 3.3% (1 in 30 years) chance of flooding in each year, lighter blue areas represent medium chance between 3.3% and 1% (1 in 100 years) annual chance of flooding and the pale blue areas represent a low chance between 1% and 0.1% (1 in 1000 years) annual chance of flooding. Areas that are not highlighted in blue are classed as having a very low chance of surface water flooding, with less than 0.1% annual chance of flooding.

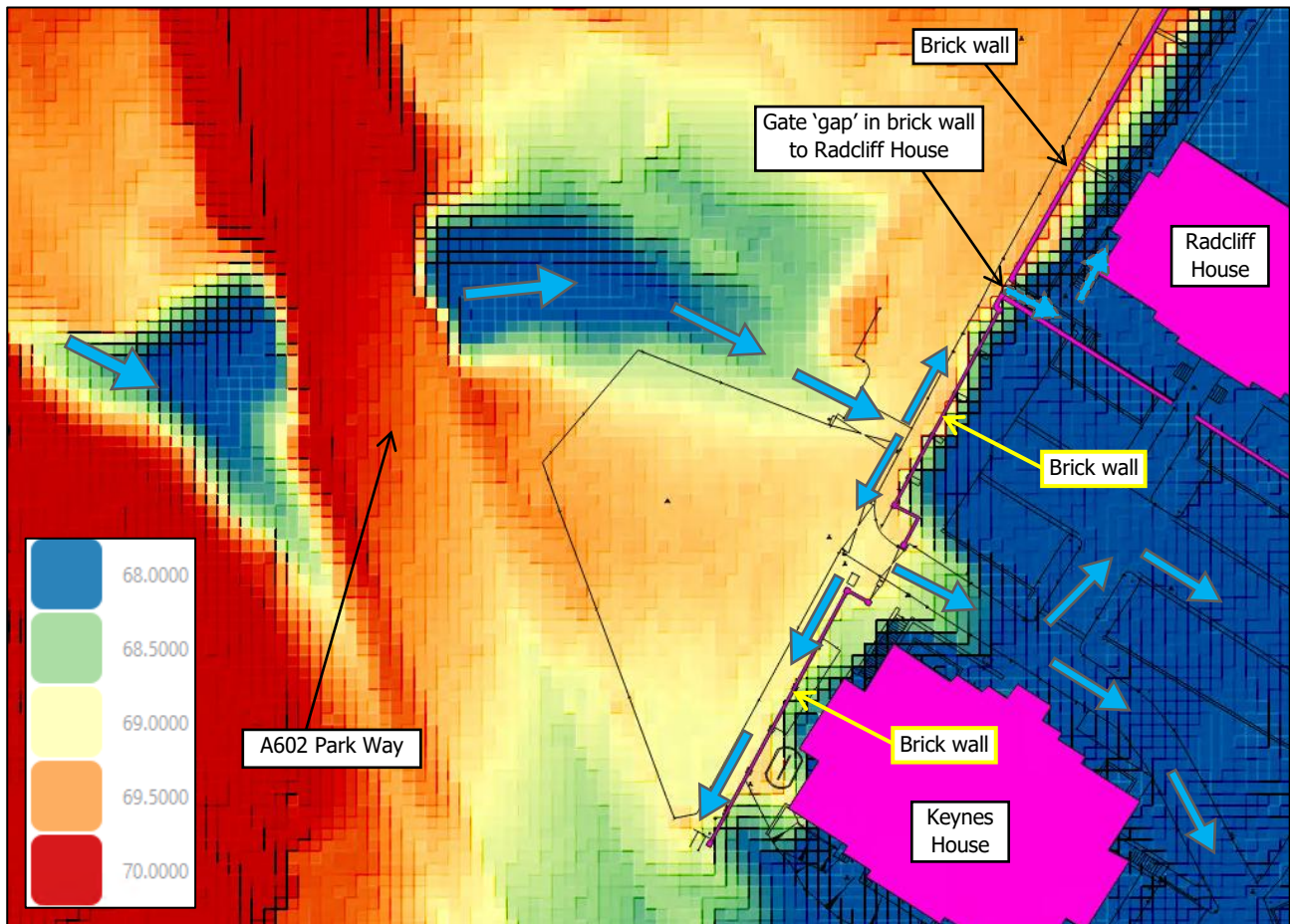


**Figure 3: Risk of Flooding from surface water – extent**

3.26 Figure 3 shows the majority of the site has a 'high' (greater than 3.3%) annual chance of surface water flooding. However, the surface water flood risk to the site is considered fundamentally flawed due to the modelling not having incorporated local obstructions and topographic features.

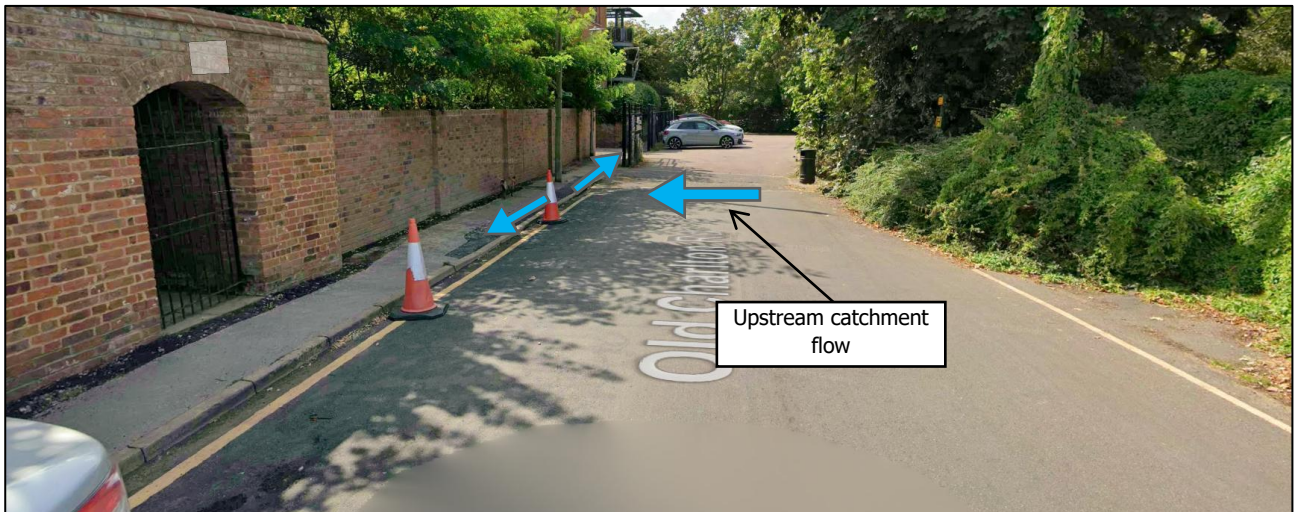
*Assessment of local surface water flow routes and obstructions*

3.27 The EA RoFSW shows that catchment surface water flows will arise from the catchment to the west of the site and flow under the A602 (Park Way) via the pedestrian underpass and flow onto Old Charlton Road (as shown in Figure 4).



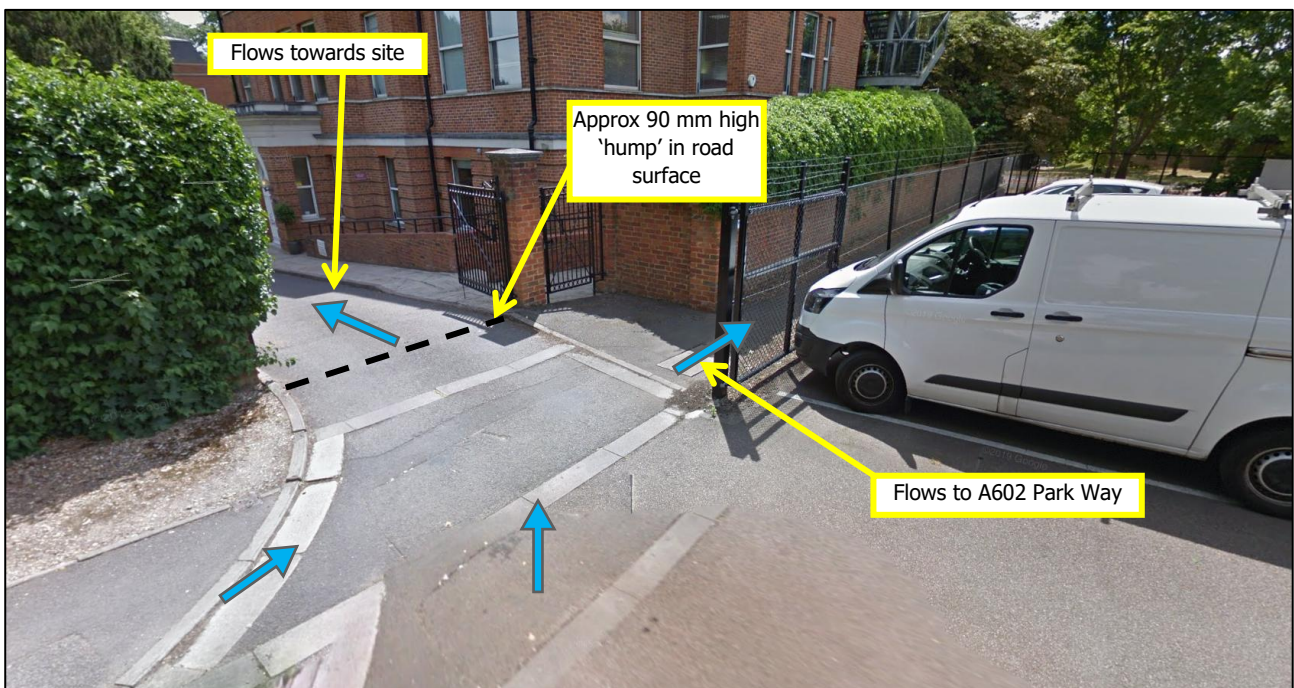
**Figure 4: xxx**

3.28 The surface water flow would then be prevented from flowing onto the parking area between Keynes House and Radcliff House by the high brick wall along the property boundary (as shown in Figure 5).



**Figure 5:**

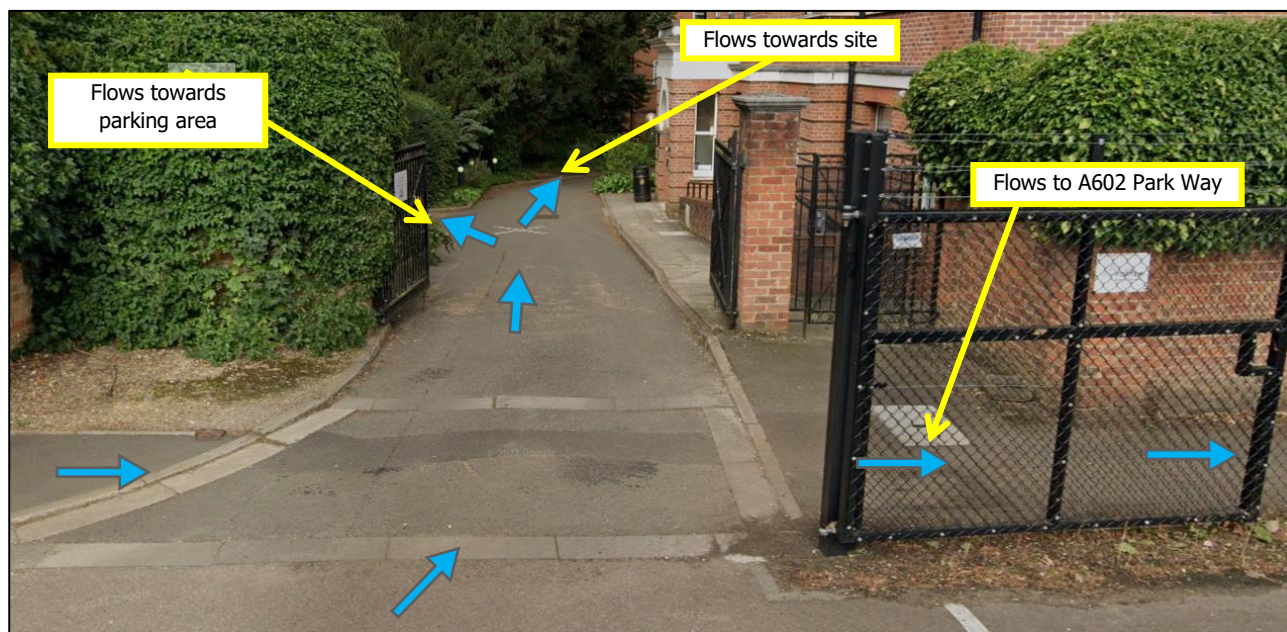
3.29 Based on the topographic survey levels it is considered that surface water flows will predominantly continue southward, along the road kerb and brick wall, until the driveway entrance through the wall (as shown in Figure 6).



**Figure 6:**

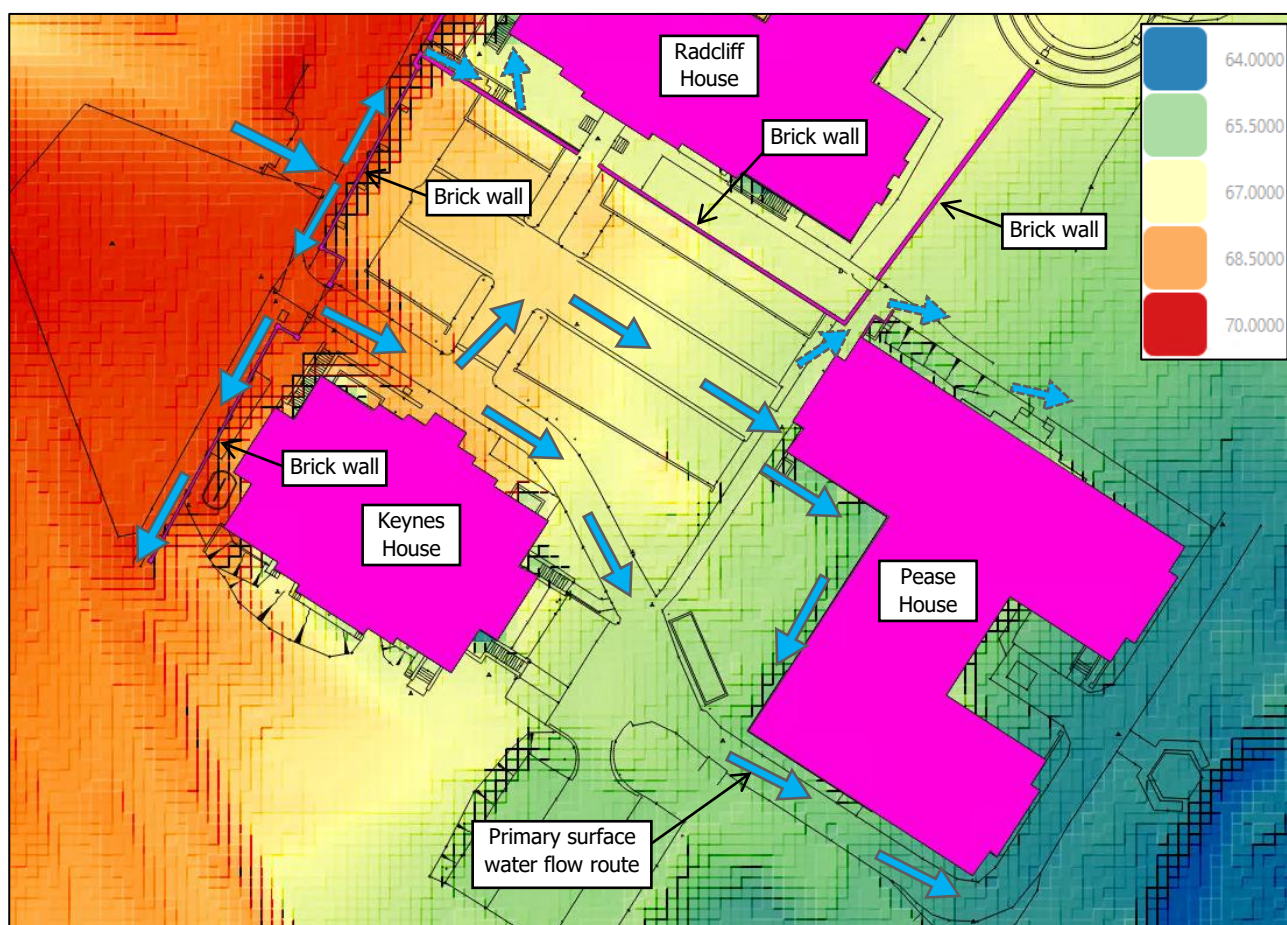
3.30 There is an approximately 90 mm raised 'hump' across the driveway entrance, such that some surface water (overland) flows will be diverted to continue flowing along the further section of the brick wall and onto the A602 Park Way.

3.31 The remainder of the overland flows will continue down the driveway as shown in Figure 7.



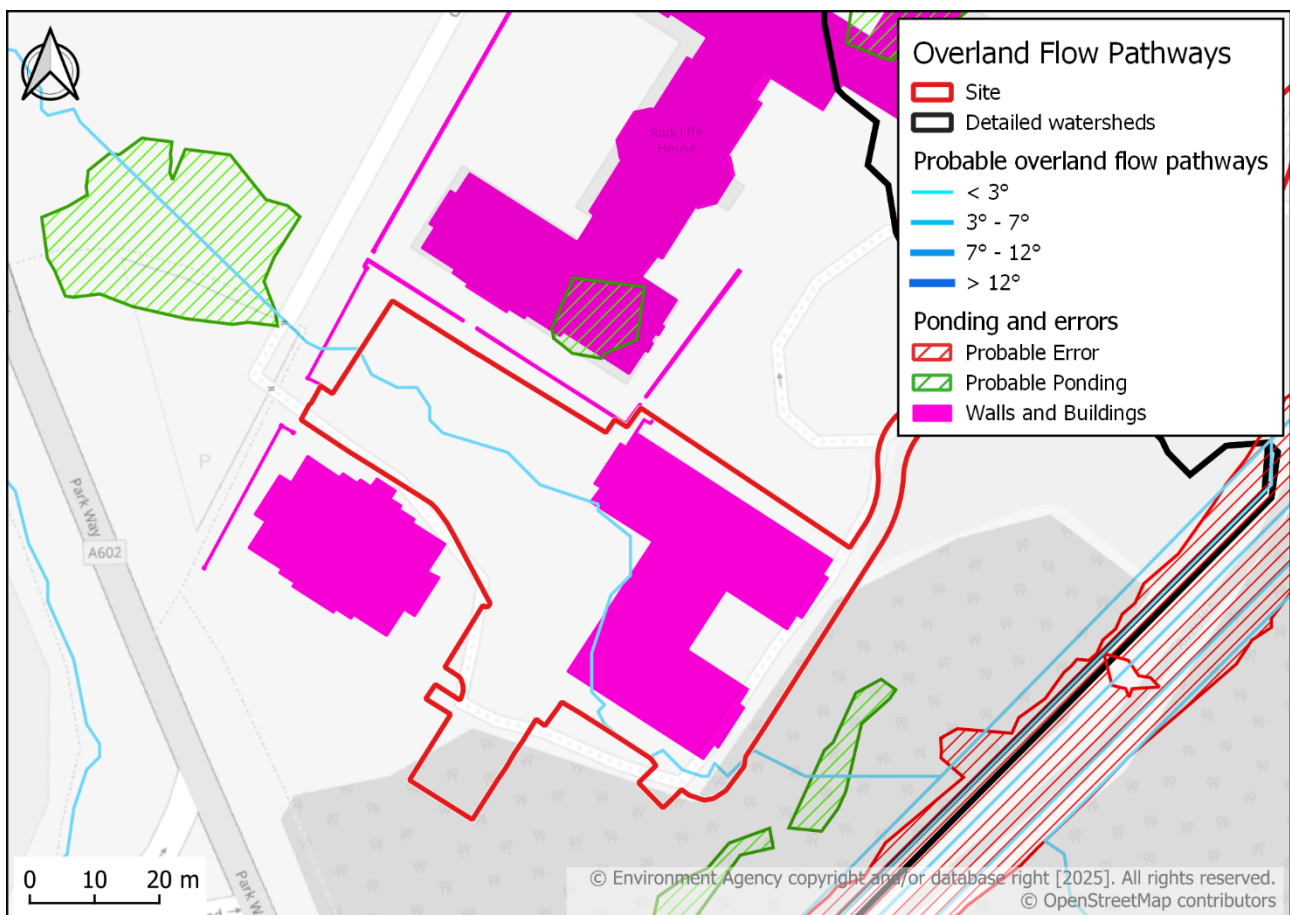
**Figure 7:**

3.32 Park way down the driveway, some of the overland flows will be diverted off the driveway and onto the parking area between the driveway and Radcliff House, with the remainder continuing to follow the driveway toward Pease House (as shown in Figure 8).



**Figure 8:**

- 3.33 The flows that continue down the driveway will then flow down the footpath, alongside the south-western side of the Pease House.
- 3.34 The flows that flow onto the parking area, then flow down the parking area on the footpath along the north-western side of Pease House. Based on levels, the overland flow will then flow onto the grassed areas alongside the north-western side of Pease House, flowing in a southerly direction. These flows will then combine with the flows from the driveway and alongside the south-western side of the Pease House.
- 3.35 There is a possibility that a minor portion of the flows may flow around the northern corner of Pease House, then continue down the footpath and onto the green space to the north of Pease House. These flows should be minor, if any, as the dominant flow route would remain along the southern side of the building.
- 3.36 There is a further possibility that some surface water may flow through the Radcliff House pedestrian gate entrance through the brick wall along Old Charlton Road. These flows would be restricted from flowing towards Pease House by the raised pedestrian access off the parking area in Radcliff House, with the overland flows rather entering the basement of Radcliff House.
- 3.37 The qualitative assessment of likely overland surface flow routes has been based on an assessment of the available topographic information, as well as extensive experience in undertaking surface water hydraulic modelling. The opinion that the dominant surface water flow route will be around the southern side of Pease House is supported by the EA Overland Flow Pathway map shown in Figure 9.



**Figure 9: EA Overland Flow Pathways (with additional buildings and walls shown)**

### *Assessment of surface water flood risk*

- 3.38 The assessment of surface water flood risk to the existing Pease House and proposed residential redevelopment is based on the updated assessment detailed previously in this technical note.
- 3.39 In the event of a surface water flooding event, it is expected that surface water ponding will occur along the north-western side of the building and surface water flows will flow along the south-western side of the building. It is anticipated that flow depth in the order of up to 0.1 m to 0.2 m may be expected, with ponding along the north-western side of the building up to 0.4 m in depth.
- 3.40 There are no existing entrances along the north-western side of the building, and the existing windows are set at 0.6m to 0.8m above ground level. As such, there are no large openings that would allow external ponding levels to flow into the building.
- 3.41 There is an existing fire escape entrance along the south-western side of the building where the internal FFL and threshold level at the entrance is approximately 0.1 m higher than the external footpath level, where the dominant surface water flow route is expected.
- 3.42 The footpath has a slope of 1 in 35; therefore, the overland surface water flows should be flowing at a good rate and reasonably shallow depth down the footpath and wouldn't be ponding up against the doorway. However, the risk of internal flooding cannot be completely ignored.
- 3.43 As a precautionary approach the proposed redevelopment should assume that the building may be at risk of internal surface water flooding from this fire escape entrance. Any surface water flows along the north-eastern side of the building should be shallow and not pose a risk of internal flooding.

### **Risk of flooding from sewers**

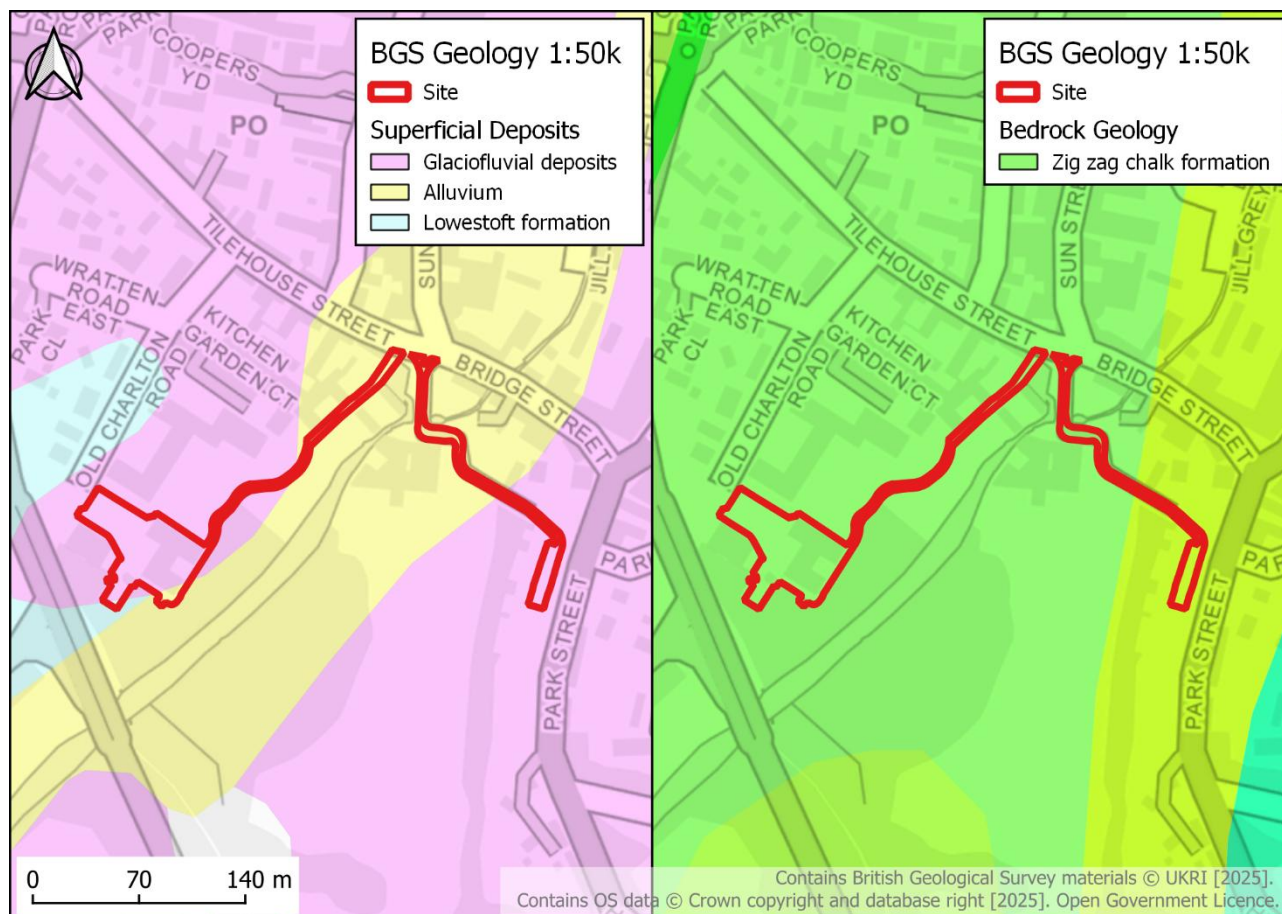
- 3.44 Sewer flooding generally results in localised short-term flooding caused by intense rainfall events overloading the capacity of sewers. Flooding from sewers and highways is linked to the risk of flooding from surface water in urban areas, with the exact source of flooding often indistinguishable.
- 3.45 A plan showing the location of Anglian Water sewer assets is attached in the appendix of this technical note. The plan shows a 300 mm surface water sewer running south along Park Way to the west of the site, and a 225 mm foul sewer running northeast directly adjacent to the southern boundary of the site.
- 3.46 Sewer flooding is likely to be closely related to the surface water flooding in this area, and any surcharging of the local drainage system emerging at ground level would follow the topography of the local area.
- 3.47 Since the proposals are for a change of use, it is anticipated that there will be no significant changes to the existing on-site drainage system as a result of the proposed development.
- 3.48 The risk to the development from sewer flooding, independent of other sources, is considered low.

### **Risk of flooding from groundwater**

- 3.49 Groundwater flooding occurs as a result of water rising from an underlying aquifer or flowing from springs. This typically occurs following prolonged periods of intense rainfall, and the areas at greatest risk are usually low-lying, where the water table is likely at a shallow depth.
- 3.50 Groundwater flooding can interact with other flooding sources, further exacerbating their risk by reducing the infiltration of floodwater into the ground. The main mechanisms for elevated groundwater are associated with periods of heavy rainfall in permeable superficial deposits and/ or hydraulic continuity of river baseflow and high river water levels within permeable deposits.
- 3.51 Figure 10 shows the 1:50k British Geological Society (BGS) map, which indicates that the bedrock geology consists of Zig Zag chalk formation (chalk). The majority of the site is underlain by Mid

Pleistocene Glaciofluvial deposits (sand and gravel), with Lowstoft formation (diamicton) superficial deposits in the north west of the site and alluvium (clay, silt, sand and gravel) in the south east.

- 3.52 The DEFRA Magic Maps<sup>6</sup> show that the bedrock is classified as a principal aquifer, defined as *"geological strata which — (a) exhibit a high intergranular or fracture permeability, and (b) provide a high level of water storage and support water supply or base flow to rivers, lakes and wetlands on a strategic scale"*. The superficial deposits are defined as a Secondary A aquifer, defined as *"permeable strata capable of supporting water supplies at a local rather than strategic scale"*.
- 3.53 There is no ground investigation available. Therefore, publicly available borehole records have been used to verify local ground conditions. The nearest borehole record (TL12NE202) to the site is located approximately 60 m to the west of the site. The borehole was excavated to a depth of 20.8 m, and the log shows the geology to be predominantly made up of clay, overlain by clay, silt and gravel. Groundwater was not recorded to have been encountered.
- 3.54 There are no below-ground elements to the proposed development, and therefore, the proposed development is not considered to be at risk of groundwater flooding.



**Figure 10: BGS 1:50k geology**

### Risk of flooding from artificial waterbodies

- 3.55 The risk of flooding from artificial sources has been defined as the risk arising from the failure of man-made infrastructure or human intervention that causes flooding. This includes failure of canals or reservoir embankments, as well as activities such as groundwater.

<sup>6</sup> Available at: <https://magic.defra.gov.uk/MagicMap.html> [Accessed: 16/10/2025]

- 3.56 The site lies outside the GOV.UK modelled reservoir flood extents.
- 3.57 Furthermore, the Environment Agency are the enforcement authority for the Reservoirs Act 1975 in England, ensuring that reservoirs are inspected regularly, and that all essential safety work is carried out. All reservoirs must be inspected and supervised by reservoir panel engineers. There has been no loss of life in the UK from reservoir flooding since 1925.
- 3.58 The site is therefore not at risk of flooding in the event of failure of reservoirs, and there are no further artificial waterbodies in the area that would constitute a significant risk of flooding on the site.

## **4 Development response to flood risk**

### **Assessment of flood risk**

- 4.1 The only flood risk identified for the site, where a development response is required, is from surface water flooding.
- 4.2 The assessment concluded that the proposed redeveloped house may be at risk of surface water flooding, where shallow internal flooding may arise from the fire escape access doorway along the south-western side of the building.
- 4.3 The flood risk would not pose a risk to the lives of the future residents of the property; however may pose a risk of internal water damage to some part of the ground floor level.

### **Recommended protection against flood risk**

- 4.4 To reduce the risk of internal flooding, it is recommended that the fire exit doors or the entrance and doors be designed as flood doors to prevent water ingress in the event of a surface water flooding event.
- 4.5 It is provisionally recommended that a minimum design depth of water of 0.3 m above the entrance level should be considered for design specification details, to provide a reasonable freeboard above any external flooding.

### **Safe access and egress**

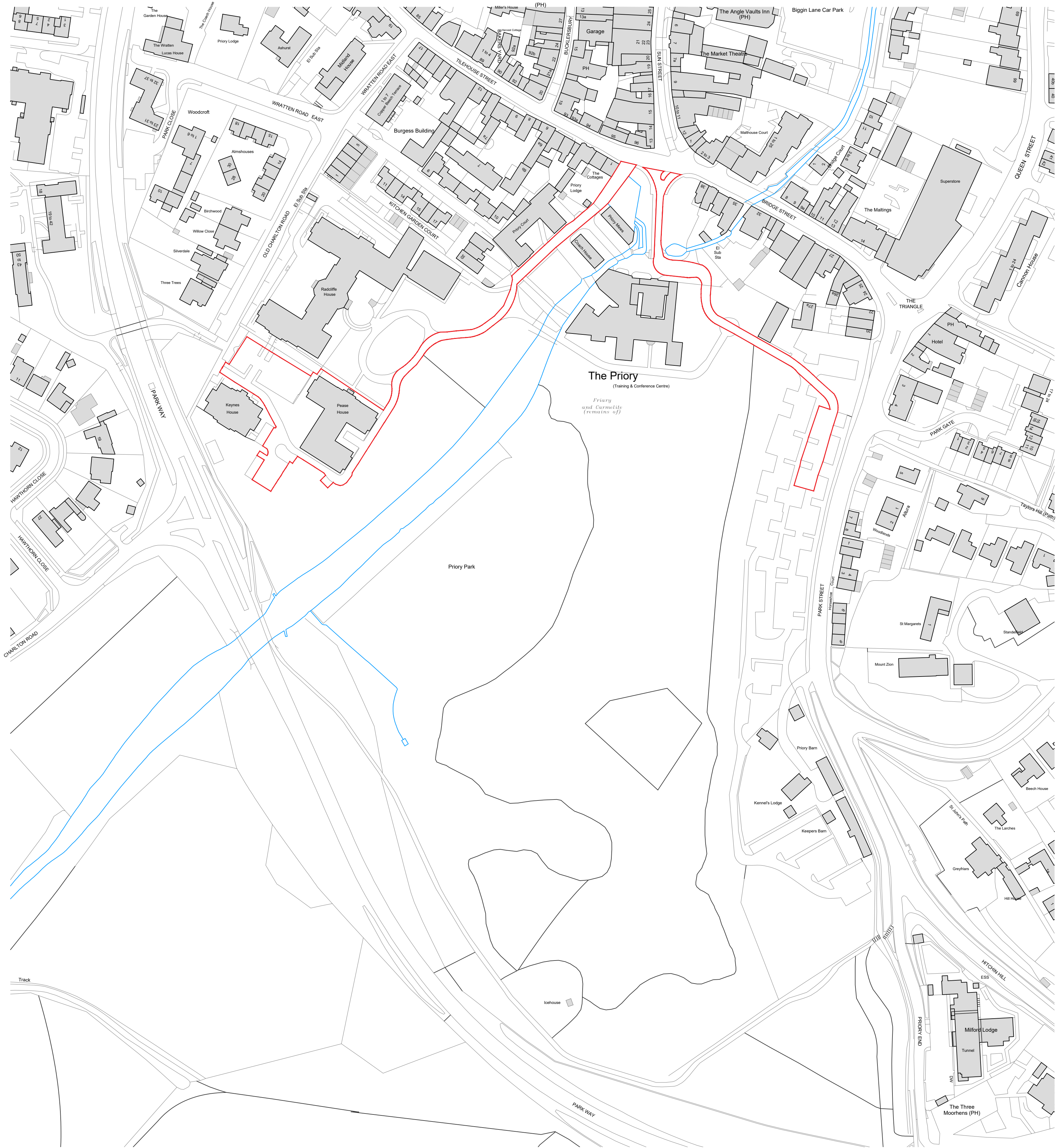
- 4.6 In the event of a surface water flooding event, there should be no requirement for evacuation of the building. However, unless a fire escape is required, it is recommended that all access and egress be via the main entrance on the northern side of the building, away from any dominant surface water flow route.
- 4.7 This escape route would then follow the footpaths to the north, away from the building. If no fluvial flooding is occurring in the River Hiz then access to Tile House Street/Bridge Street would be recommended. If that route is flooded, then pedestrian access to old Charlton Road via Radcliff House is recommended.

## **5 Conclusions**

- 5.1 This technical note has assessed the risk of flooding to the proposed development from all sources.
- 5.2 The future risk of fluvial (river) flooding, due to climate change, was identified along the lower south-eastern side of the building. However, it was demonstrated that ground floor levels would be sufficiently raised above any external flooding, in excess of the standard 300 mm freeboard allowance requirement.
- 5.3 Future fluvial flood risk extends across the existing site access roads from Tile House Street/Bridge Street; however, no changes are proposed within those areas.
- 5.4 The site was identified at risk of surface water flooding by the EA Risk of Surface Water flood map. However, it was shown that the EA flood mapping was not correct for the site and likely overestimated the actual flood risk to the building.
- 5.5 A qualitative assessment of site and offsite levels identified the actual overland flow route of surface water that may pose a flood risk to the building. The assessment concluded that the dominant surface water flow route would be along the south-western side of the building, with a risk of internal surface water flooding due to the fire escape door along the side of the building that is to be retained.
- 5.6 This assessment precautionarily recommends a that the fire escape entrance/door be designed to protect against external flooding up to 0.3 m in depth, to remove the potential risk of shallow internal flooding causing internal damage to the ground floor level.
- 5.7 There is no danger to life as a result of the internal surface water flood risk to the building, and no evacuation should be required in the event of external flooding.
- 5.8 In the event of external surface water flooding, all access and egress, except when fire escape is required, should be via the main entrance on the north-eastern side of the building. Safe access and egress can then continue following the footpaths to the north and/or dry access routes via Radcliff House.
- 5.9 The site was found to be at low risk of all other sources of flooding.
- 5.10 The proposed development will result in no overall increase in the hardstanding area on the site, and it is therefore expected that there will be no increase in the rate and volume of runoff from the site.
- 5.11 The information contained in this Technical Note provides sufficient information that the development proposals comply with the requirements of the NPPF, Criterion MA.2(c) of Class MA, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 and local planning policy in relation to flood risk.

## **Appendix**

- Site Location Plan
- Existing Site Layout
- Existing development
- Proposed Site Layout
- Proposed development
- Topographic survey
- Anglian Water Asset Data



Copyright  
© Opstead Limited 2025.  
All rights reserved. This drawing is the property of Opstead Limited  
and shall not be copied, reproduced, or used for any purpose other  
than that for which it was issued without written permission.

Drawing Status  
**Planning**  
Notes



Revision

opstead

Architecture  
Design Advisory  
Development  
m 07725 127 205  
e info@opstead.co.uk  
w www.opstead.co.uk

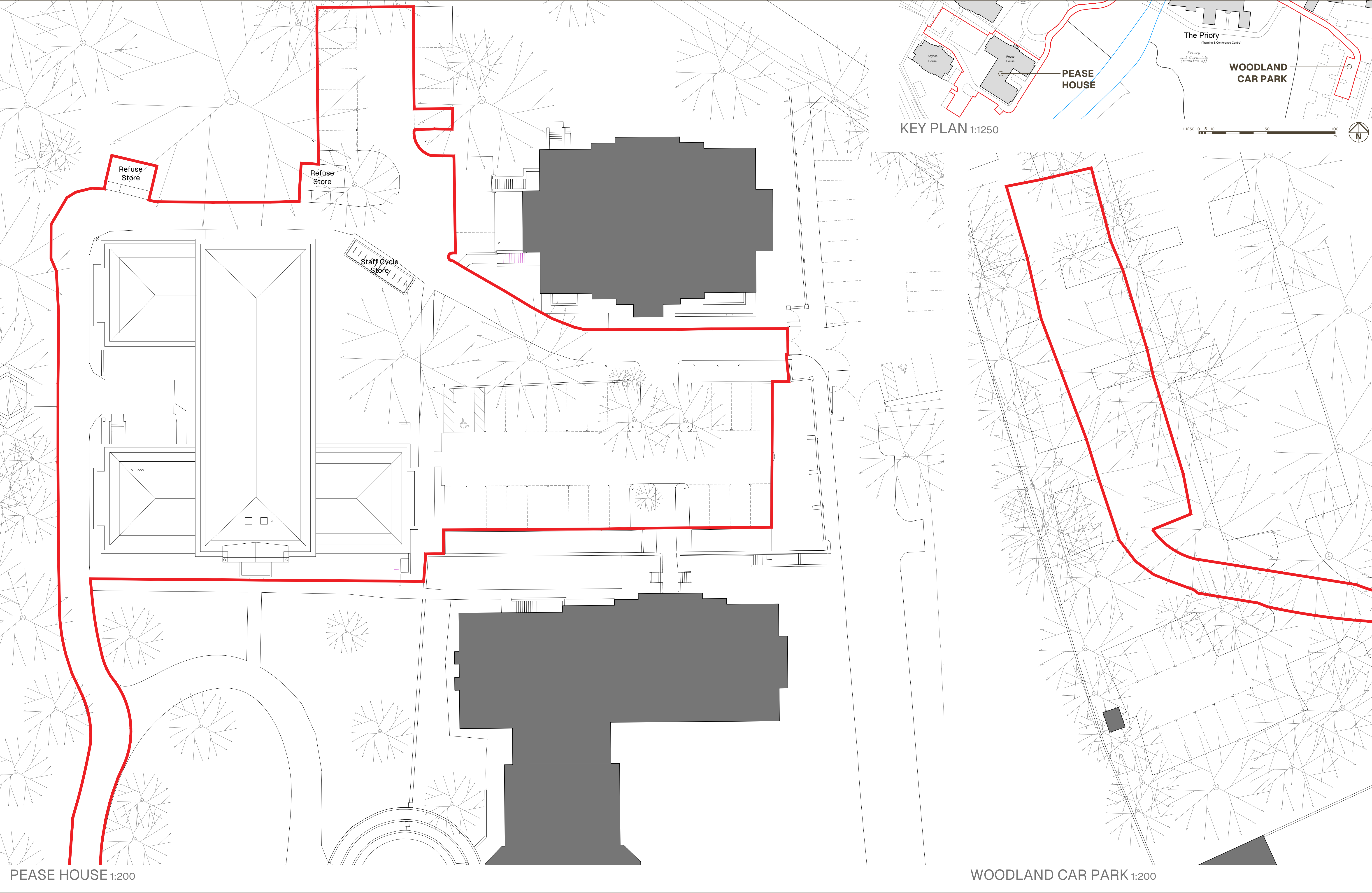
Project  
**Pease House**  
The Priory, Tilehouse Street, Hitchin, SG5 2DW  
Drawing Title  
**Planning Application**  
**Site Location Plan**

Scale  
1:1250 @ A1  
Drawing No

133-OP-PL-SP-A-001

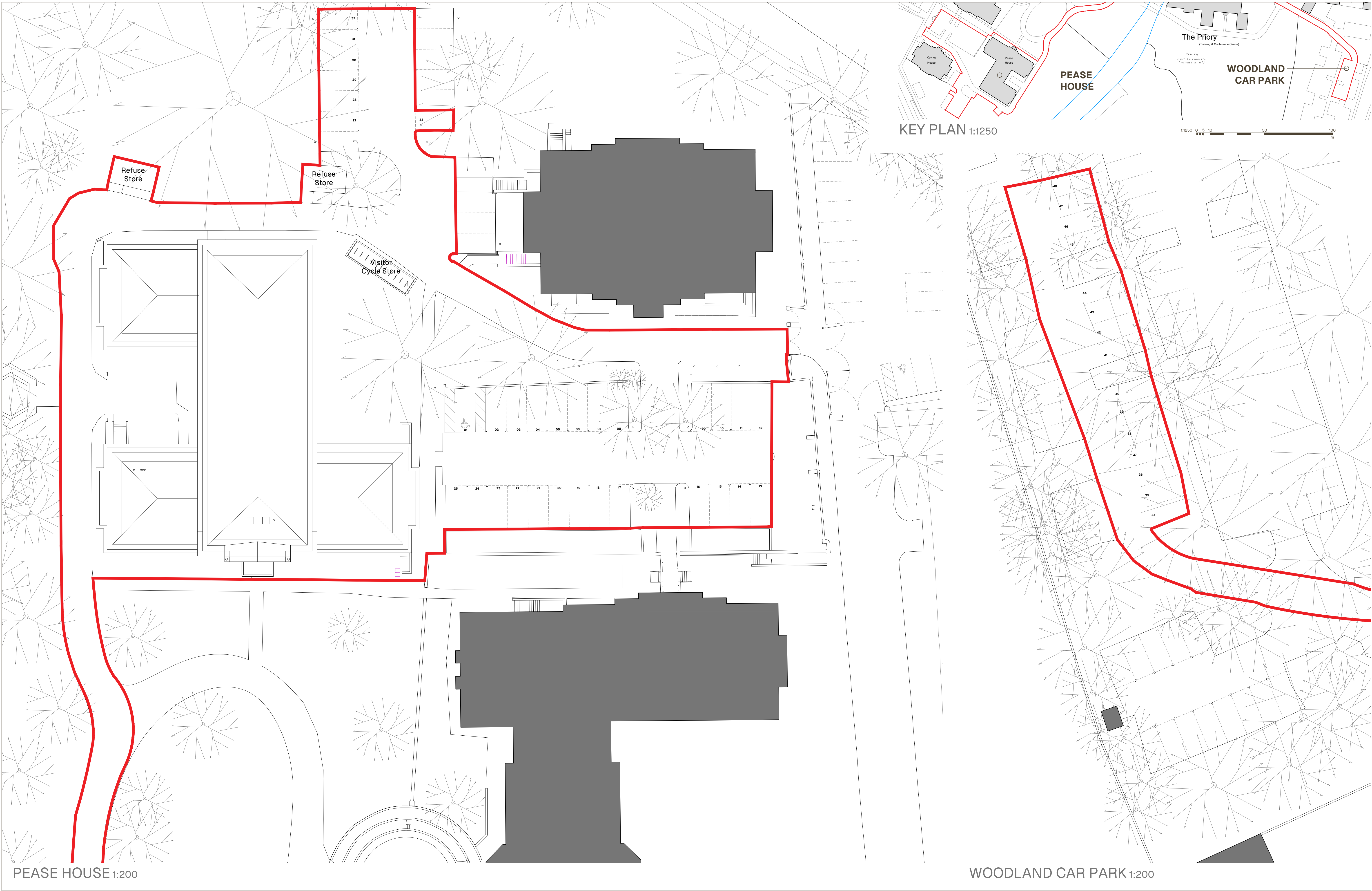
Date  
October 2025  
Revision

P0

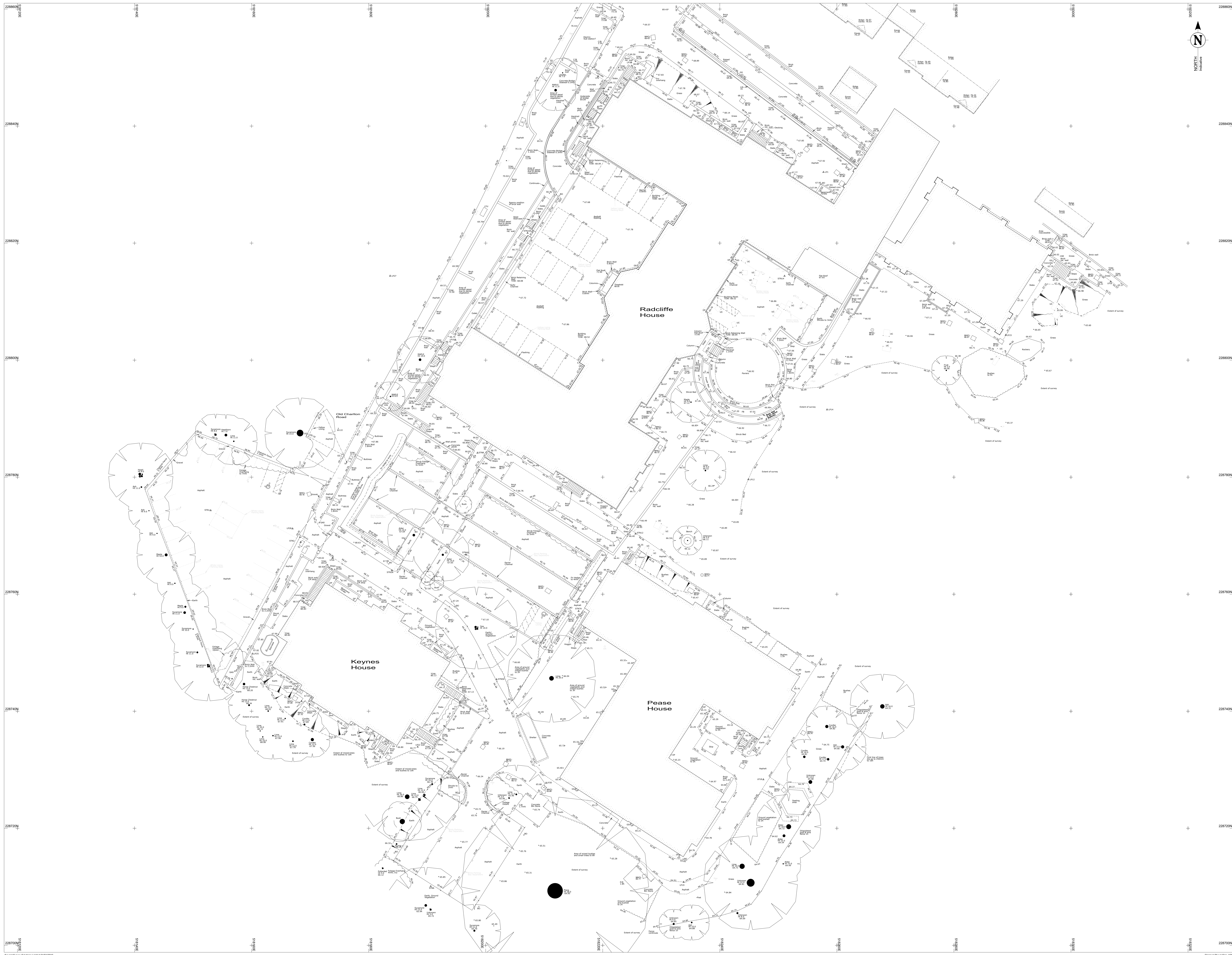




EXISTING GROUND FLOOR PLAN





[illegible]

DRAWING NOTES

Trees are drawn to scale showing the average canopy spread. Descriptions and heights should be used as a guide only.

All building names, descriptions, number of storeys, construction type including roof line details are indicative only and taken externally from ground level.

All below ground details including drainage, voids and services have been identified from above ground and therefore all details relating to these features including: sizes, depth, description etc will be approximate only. All critical dimensions and connections should be checked and verified prior to starting work.

Surveyed physical features may not necessarily represent the legal boundary.

Surveyed physical features may not necessarily represent the legal boundary line.

Measurements to internal walls are taken to the wall finishes at approx 1m

Measurements to internal walls are taken to the wall finishes at approx 1m above the floor level and the wall assumed to be vertical.

Cill heights are measured as floor to the cill and head heights are measured from cill to the top of window.

**General**

The contractor must check and verify all site and building dimensions, levels,

The contractor must check and verify all site and building dimensions, levels, utilities and drainage details and connections prior to commencing work. Any errors or discrepancies must be notified to Survey Solutions immediately.

The accuracy of the digital data is the same as the plotting scale implies. All dimensions are in metres unless otherwise stated.

The survey control listed is only to be used for topographical surveys at the stated scale. All control must be checked and verified prior to use.

© Land Survey Solutions Limited holds the copyright to all the information contained in this publication. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from Land Survey Solutions Limited.

© Land Survey Solutions Limited holds the copyright to all the information contained within this document and their written consent must be obtained before copying or using the data other than for the purpose it was originally supplied.

Do not scale from this drawing.

| SALARY STATISTICS |          |        |        |
|-------------------|----------|--------|--------|
| Name              | Salary   | Rating | Height |
| L#1               | 20880.00 | 773    | 67.00  |
| L#2               | 20880.00 | 773    | 67.00  |
| L#3               | 20880.00 | 773    | 66.00  |
| L#4               | 20880.00 | 773    | 66.00  |
| L#5               | 20880.00 | 773    | 71.00  |
| L#6               | 20880.00 | 773    | 66.00  |
| L#7               | 20880.00 | 773    | 66.00  |
| L#8               | 20880.00 | 773    | 66.00  |
| L#9               | 20880.00 | 773    | 66.00  |
| L#10              | 20880.00 | 773    | 66.00  |
| L#11              | 20880.00 | 773    | 66.00  |
| L#12              | 20880.00 | 773    | 66.00  |
| L#13              | 20880.00 | 773    | 66.00  |
| L#14              | 20880.00 | 773    | 66.00  |
| L#15              | 20880.00 | 773    | 66.00  |
| L#16              | 20880.00 | 773    | 66.00  |
| L#17              | 20880.00 | 773    | 66.00  |
| L#18              | 20880.00 | 773    | 66.00  |
| L#19              | 20880.00 | 773    | 66.00  |
| L#20              | 20880.00 | 773    | 66.00  |
| L#21              | 20880.00 | 773    | 66.00  |
| L#22              | 20880.00 | 773    | 66.00  |
| L#23              | 20880.00 | 773    | 66.00  |
| L#24              | 20880.00 | 773    | 66.00  |
| L#25              | 20880.00 | 773    | 66.00  |
| L#26              | 20880.00 | 773    | 66.00  |
| L#27              | 20880.00 | 773    | 66.00  |
| L#28              | 20880.00 | 773    | 66.00  |
| L#29              | 20880.00 | 773    | 66.00  |
| L#30              | 20880.00 | 773    | 66.00  |
| L#31              | 20880.00 | 773    | 66.00  |
| L#32              | 20880.00 | 773    | 66.00  |
| L#33              | 20880.00 | 773    | 66.00  |
| L#34              | 20880.00 | 773    | 66.00  |
| L#35              | 20880.00 | 773    | 66.00  |
| L#36              | 20880.00 | 773    | 66.00  |
| L#37              | 20880.00 | 773    | 66.00  |
| L#38              | 20880.00 | 773    | 66.00  |
| L#39              | 20880.00 | 773    | 66.00  |
| L#40              | 20880.00 | 773    | 66.00  |
| L#41              | 20880.00 | 773    | 66.00  |
| L#42              | 20880.00 | 773    | 66.00  |
| L#43              | 20880.00 | 773    | 66.00  |
| L#44              | 20880.00 | 773    | 66.00  |
| L#45              | 20880.00 | 773    | 66.00  |
| L#46              | 20880.00 | 773    | 66.00  |
| L#47              | 20880.00 | 773    | 66.00  |
| L#48              | 20880.00 | 773    | 66.00  |
| L#49              | 20880.00 | 773    | 66.00  |
| L#50              | 20880.00 | 773    | 66.00  |
| L#51              | 20880.00 | 773    | 66.00  |
| L#52              | 20880.00 | 773    | 66.00  |
| L#53              | 20880.00 | 773    | 66.00  |
| L#54              | 20880.00 | 773    | 66.00  |
| L#55              | 20880.00 | 773    | 66.00  |
| L#56              | 20880.00 | 773    | 66.00  |
| L#57              | 20880.00 | 773    | 66.00  |
| L#58              | 20880.00 | 773    | 66.00  |
| L#59              | 20880.00 | 773    | 66.00  |
| L#60              | 20880.00 | 773    | 66.00  |
| L#61              | 20880.00 | 773    | 66.00  |
| L#62              | 20880.00 | 773    | 66.00  |
| L#63              | 20880.00 | 773    | 66.00  |
| L#64              | 20880.00 | 773    | 66.00  |
| L#65              | 20880.00 | 773    | 66.00  |
| L#66              | 20880.00 | 773    | 66.00  |
| L#67              | 20880.00 | 773    | 66.00  |
| L#68              | 20880.00 | 773    | 66.00  |
| L#69              | 20880.00 | 773    | 66.00  |
| L#70              | 20880.00 | 773    | 66.00  |
| L#71              | 20880.00 | 773    | 66.00  |
| L#72              | 20880.00 | 773    | 66.00  |
| L#73              | 20880.00 | 773    | 66.00  |
| L#74              | 20880.00 | 773    | 66.00  |
| L#75              | 20880.00 | 773    | 66.00  |
| L#76              | 20880.00 | 773    | 66.00  |
| L#77              | 20880.00 | 773    | 66.00  |
| L#78              | 20880.00 | 773    | 66.00  |
| L#79              | 20880.00 | 773    | 66.00  |
| L#80              | 20880.00 | 773    | 66.00  |
| L#81              | 20880.00 | 773    | 66.00  |
| L#82              | 20880.00 | 773    | 66.00  |
| L#83              | 20880.00 | 773    | 66.00  |
| L#84              | 20880.00 | 773    | 66.00  |
| L#85              | 20880.00 | 773    | 66.00  |
| L#86              | 20880.00 | 773    | 66.00  |
| L#87              | 20880.00 | 773    | 66.00  |
| L#88              | 20880.00 | 773    | 66.00  |
| L#89              | 20880.00 | 773    | 66.00  |
| L#90              | 20880.00 | 773    | 66.00  |
| L#91              | 20880.00 | 773    | 66.00  |
| L#92              | 20880.00 | 773    | 66.00  |
| L#93              | 20880.00 | 773    | 66.00  |
| L#94              | 20880.00 | 773    | 66.00  |
| L#95              | 20880.00 | 773    | 66.00  |
| L#96              | 20880.00 | 773    | 66.00  |
| L#97              | 20880.00 | 773    | 66.00  |
| L#98              | 20880.00 | 773    | 66.00  |
| L#99              | 20880.00 | 773    | 66.00  |
| L#100             | 20880.00 | 773    | 66.00  |

SURVEY GRID AND LEVEL DATUM

**SURVEY GRID AND LEVEL DATUM**  
The coordinate system established for this survey is related to Ordnance Survey (OS) national grid using Smartnet.

The level datum established for this survey is related to Ordnance Survey (OS) using GPS Smartnet.

To avoid discrepancies any coordinated data used in conjunction with this survey must be derived directly from this control data.

|     |             |       |      |      |
|-----|-------------|-------|------|------|
| REV | DESCRIPTION | DRAWN | APPR | DATE |
|-----|-------------|-------|------|------|

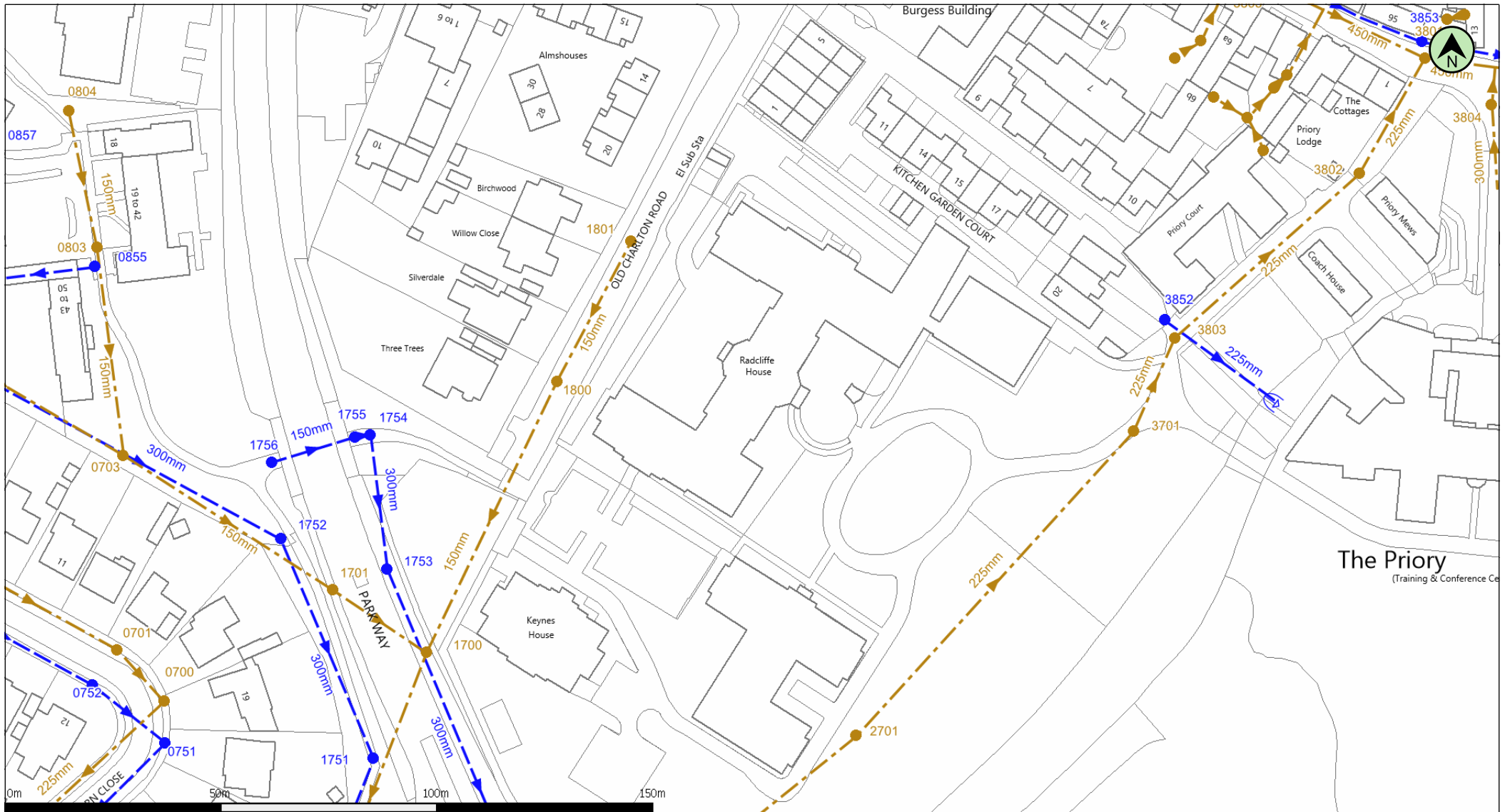


PROJECT TITLE  
THE PRIORY, TILEHOUSE STREET,  
HITCHIN, HERTFORDSHIRE SG5 2DL

DRAWING DETAIL  
TOPOGRAPHICAL SURVEY  
Sheet 1 of 2

|                               |                        |                  |                   |                          |
|-------------------------------|------------------------|------------------|-------------------|--------------------------|
| CLIENT<br>PETIT PAPILLON      |                        |                  |                   | SCALE<br>1:200           |
| SURVEYOR<br>LP                | SURVEY DATE<br>05/2024 | CHECKED BY<br>GJ | APPROVED BY<br>MM | DWG STATUS<br>FINAL      |
| DRAWING NUMBER<br>67384BDS-01 |                        |                  | REVISION          | ISSUE DATE<br>20/05/2024 |





(c) Crown copyright and database rights 2025 Ordnance Survey AC0000813445 Date: 16/10/25 Scale: 1:1250 Map Centre: 518227,228800 Data updated: 30/09/25 Our Ref: 1912166 - 1 Wastewater Plan A4 Powered by digdat

This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2025 Ordnance Survey AC0000813445. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

|                       |                                   |          |           |                                |                 |
|-----------------------|-----------------------------------|----------|-----------|--------------------------------|-----------------|
| Foul Sewer            | --- (dashed orange)               | Outfall* | ⊕         | Sewage Treatment Works         | □ (red outline) |
| Surface Sewer         | --- (dashed blue)                 |          | ⊕         | Public Pumping Station         | ● (red)         |
| Combined Sewer        | --- (dashed red)                  |          |           |                                |                 |
| Final Effluent        | --- (dashed purple)               | Inlet*   | ⊕         |                                |                 |
| Rising Main*          | --- (dashed black with triangles) |          |           |                                |                 |
| Private Sewer*        | --- (dashed black)                |          |           |                                |                 |
| Decommissioned Sewer* | --- (dashed black with crosses)   | Manhole* | ● (black) | Decommissioned Pumping Station | ● (black)       |

\*(Colour denotes effluent type)

eleanor.benson@waterenvironment.co.uk

Pease House

